



UNIQUE STONE ARCHITECT'S HOUSE, 1 HOUR FROM PARIS AND 10 MINUTES FROM FONTAINEBLEAU.

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| PROPERTY FACT FILE | |
|---|---|
| REFERENCE | A14199 |
| PRICE | € 432,400 £ 369,745* <small>*agency fees to be paid by the seller</small> |
| BEDROOM | 4 |
| BATHROOM | 3 |
| ACCOMMODATION | 185 m ² |
| LAND | 450 m ² |
| TOWN | Bourron-Marlotte |
| DEPARTMENT | Seine_et_Marne |
| LOCATION | 0-2KM to amenities |
| TYPE | |
| CONDITION | Habitable |
| FEATURES | Character property, Detached, Double glazing |
| <small>*Price based on current exchange rate which is subject to change</small> | |



- Nice open living areas
- Private garden and garage
- Two ground floor suites
- In the heart of a sought-after village
- Close to local shops, schools and train station

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1 hour from Paris and 10 minutes from Fontainebleau, in the popular village of Bourron-Marlotte, a beautiful unique house of 188.52 m² (208.71 m² on the ground) built on a south-facing garden of 450 m², quiet and not overlooked.

Four bedrooms, two of which are suites, good living space, garage.

DESCRIPTIF

1 hour from Paris and 10 minutes from Fontainebleau, in the popular village of Bourron-Marlotte, a beautiful unique house of 188.52 m² (208.71 m² on the ground) built on a south-facing garden of 450 m², quiet and not overlooked.

The house to be refreshed consists of a large open space of over 60 m² on the ground floor including a small entrance, a large dining room with a beautiful stone fireplace and a kitchen. The room opens onto the garden thanks to an accordion bay for indoor-outdoor living. Also on the ground floor, two bedrooms with their own bathroom (15.47 m² and 17.71 m²) and independent toilets.

Finally, outside is an independently accessed guest room.

On the first floor: a large living room of more than 67 m² with a stone fireplace, a children's bedroom, an office area, a shower room and a toilet.

A mezzanine overlooking the living room completes the floor. Many possibilities for conversion.

An independent building used as a garage and storage space completes this property, ideal for a second home near the forest or for a main residence.

Schools, shops and train station in the commune (Paris Gare de Lyon in 50 minutes).

Immediate access to the forest

10 min from Fontainebleau

entrance : 10,74m²

dining room : 17m²

kitchen : 36,24m²

bedroom 1 : 20m²

bedroom 2 : 20m²

open space (1st floor) : 65m²

bedroom 3 : 10m²

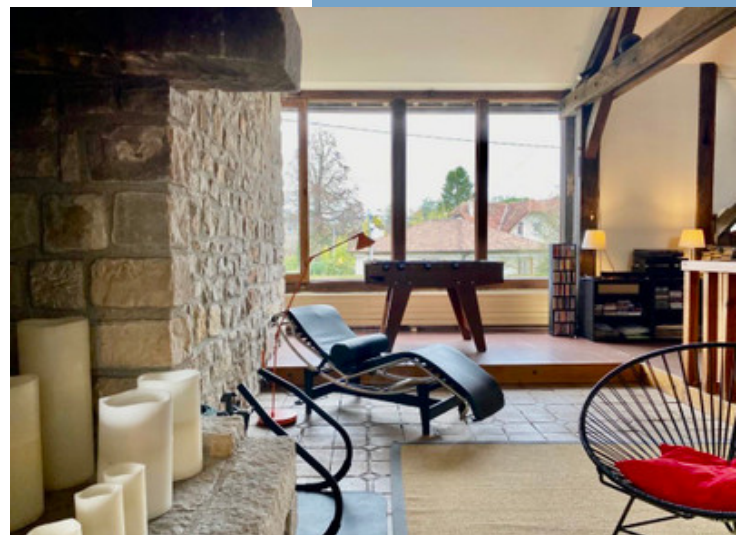
chambre 4 : 10,23m²

Information about risks to which this property is exposed is available

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A14199>

COMPLETE FILE AND PHOTO ON REQUEST



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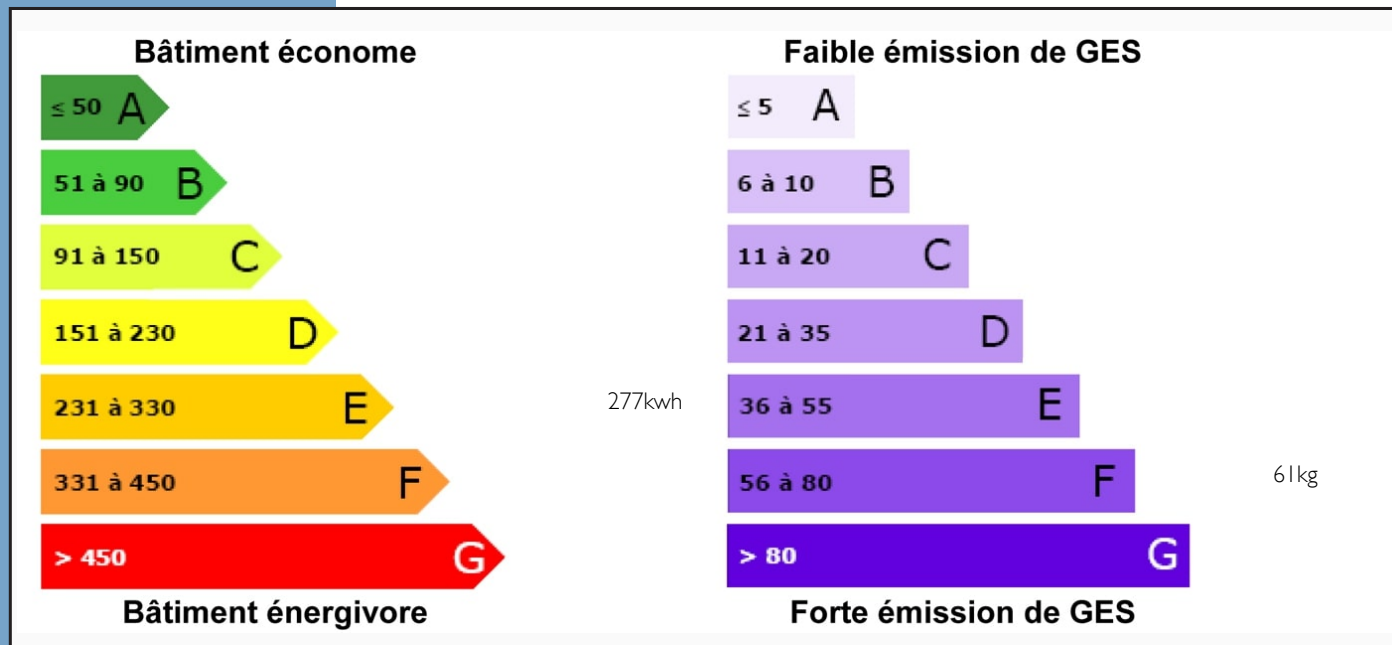
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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CONTACT

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FILE COMPLETE
AND PHOTOS
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